

SO ORDERED

NO TIMELY OPPOSITION FILED.



Nancy V. Alquist
NANCY V. ALQUIST
U. S. BANKRUPTCY JUDGE

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MARYLAND
BALTIMORE DIVISION

IN RE:
EUGENIA MAUDE STARGHILL
Debtor

BCN#: 17-25931

Chapter: 13

WELLS FARGO BANK, N.A.
and its assignees and/or
successors in interest,
Movant/Secured Creditor,
v.
EUGENIA MAUDE STARGHILL
Debtor
and
Kim Staghill Skaka
Codebtor
Respondents

ORDER GRANTING WELLS FARGO BANK, N.A.
RELIEF FROM AUTOMATIC STAYS AS
TO REAL PROPERTY COMMONLY
KNOWN AS
2113 CHELSEA TER, BALTIMORE, MD 21216

THE COURT having considered the Motion of WELLS FARGO BANK, N.A. for Relief from the Automatic Stay of 11 U.S.C. § 362 (a), as well as from the Co-Debtor Stay of 11 U.S.C. §1301 (a), the lack of opposition thereto, and the record herein;

And it appearing to the Court that the Secured Creditor is entitled to relief from the effect of the automatic stay of 11 U.S.C. § 362(a), pursuant to sub-section (d) thereof, as well as from the Co-Debtor stay of 11 U.S.C. § 1301 (a),

IT IS ORDERED that the automatic stays in the above-entitled bankruptcy proceeding be, and they hereby are, immediately lifted to Wells Fargo Bank, N.A., its assignees and/or successors in interest, so as to allow them to proceed to a foreclosure sale of the subject property commonly known as 2113 Chelsea Ter, Baltimore, MD 21216 and more particularly described in the Deed of Trust dated April 24,

2007 and recorded at Liber 9614 at Folio 382, among the land records of the City of Baltimore. Subsequent to such sale, the Secured Creditor may take all lawful actions in accordance with state law, to take possession of the property and pursuant to Local Bankruptcy Rule 4001-3 shall provide a copy of the Report of Sale and all Audits Reports to the Bankruptcy Trustee if there is a surplus over and above the debt owed to the foreclosing noteholder;

IT IS FURTHER ORDERED that the Movant may at its option, offer, provide and enter into any potential forbearance agreement, loan modification, short sale, or other loan workout/loss mitigation agreement;

IT IS FURTHER ORDERED that the creditor may stop filing and serving Notices of Payment Change and/or Notices of Post-Petition fees, Expenses and Charges as required under Federal Bankruptcy Rule 3002.1(b) and 3002.1(c) respectively, upon entry of said Order.

I ask for this:

/s/ Renee Dyson

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18-273555

END OF ORDER